

**CENTRE TROPHY HIGH
FENCE & LAKE
2,230 +/- Acres
Cherokee County, AL
\$6,500,000**

**NATIONAL
LAND
REALTY®**



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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

This trophy caliber high fence tract is one of the premier hunting and fishing properties in the Southeast. It can be your family hunting retreat, commercial hunting operation or corporate retreat. Own 2230 acres with 1800 acres being high fenced. It includes a managed 162 acre lake with bass, bream and ducks. The owner has purchased over \$500K worth of deer with trophy northern genetics and released them inside the hunting preserve. There is a 8000 sq ft shop/barn with 2 bed, 1.5 bath, living room, kitchen apt. There are 11 miles of high fence with 40-60 ft ROW. 2 miles of underground power throughout property. New spillway and concrete boat ramp for lake. 40+/- acre soybean/cornfield. 10 High Roller 5x7 shooting houses on the 10 greenfields. Protein and spin feeders throughout property. 50 ton bridge installed for access around entire property. Duck blinds and over 800 mallard ducks released onto property. There is also a 3b/2b double wide trailer and a 2b/1b trailer on the property.

PARCEL #/ID: 17-03-07-0-000-008.000

TAXES: (Call Agent for Details)



PROPERTY HIGHLIGHTS:

- 2230+/- acres, 1800+/- acres is high fenced
- 8,000 sq ft shop/barn with living quarters
- 162+/- acre stocked lake
- Trophy deer with northern genetics
- Great turkey hunting
- High Roller 5x7 shooting houses on 10 greenfields
- Underground power and water throughout property
- Great road system throughout property
- New skinning shed with poured slab
- New feed silo
- Property is located in an Opportunity Zone
- Pistol and rifle range with steel targets
- Dog kennel with poured slab
- Great duck hunting
- 20 acre soft release pen

LEGAL DESCRIPTION:

N/2-SE/4 LESS 1 AC IN NW COR; ALSO A TR BEG AT NW COR N/2 SE /4 N30; E453; S30; W453 TO POB

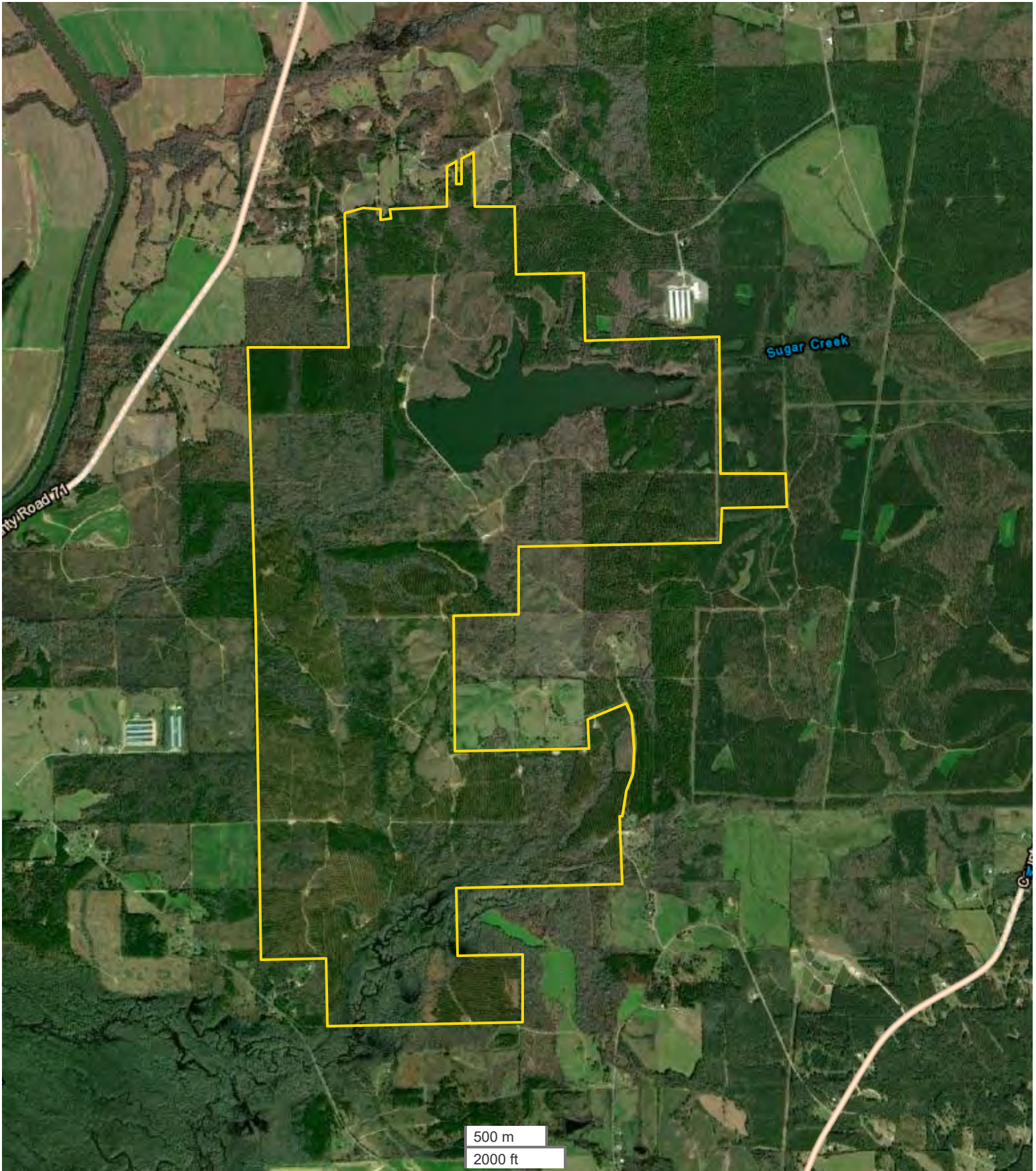
LOCATION:

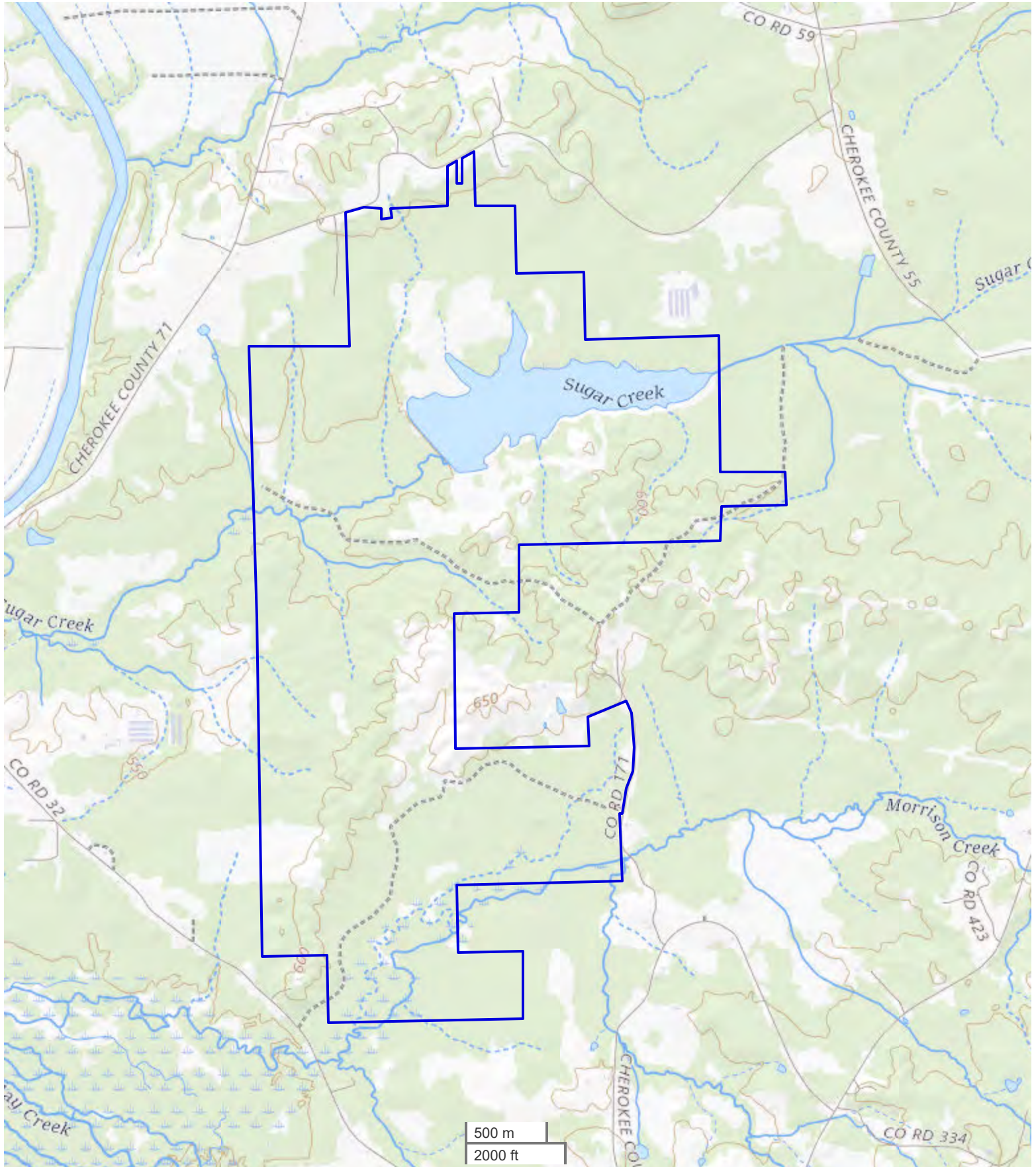
From Birmingham take I59 North. Take Exit 182 for I759 towards Gadsden. Go approx 5 miles turn right onto George Wallace Drive. Turn left onto Padenreich Ave. Turn left onto E Broad St. Turn right onto Hoke St. Turn right onto E Meighan St. Turn left onto Hwy. 278 East. Turn left onto Appalachian Hwy. Turn right onto Main St. Turn right onto County Road 59.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2197552



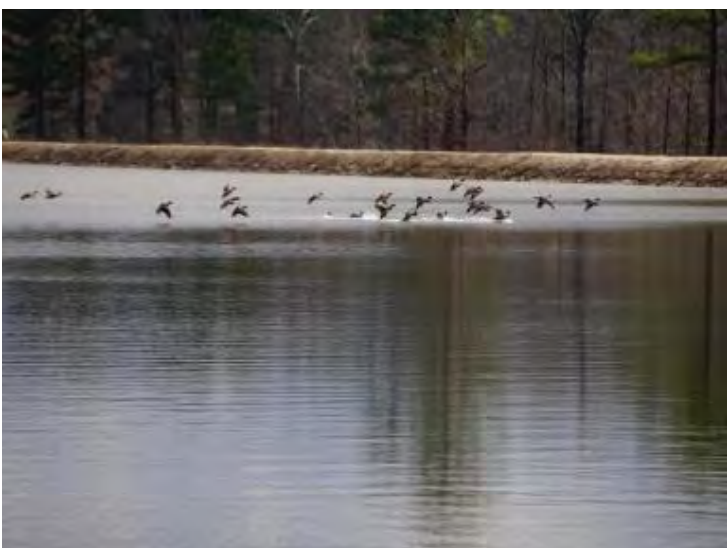




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.







REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**